



MEETING DATE: October 7, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for a Restaurant, and for the Sale & On-Site Consumption of Alcoholic Beverages and for late hours permit in a (C-3) General Business District, being Lot 2A, Stewart Plaza Subdivision, located at 1508 E. Expressway 83, Applicant: Point Padel Club LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 14, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- September 21, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- October 7, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- October 27, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located at the Southeast corner of E. Expressway 83 and Travis Street.
- Per Code of Ordinance, the Sale and on-site consumption of Alcoholic Beverages require the approval of a conditional use permit by the City Council.
- The applicant has been in operation since November 20, 2025. He currently has a conditional use permit for the sale & on-site consumption of alcoholic beverages. He would like to incorporate mixed drinks into his menu and have late hours.
- The 12,852 square feet 2-story Sports Complex Facility includes: 3-padel interior courts, 2-padel exterior courts, lobby, office, storage area, a bar on each floor, and a terrace.
- Access to the site is via a 24’ access driveway off Travis Street.
- The hours of operation are as follows: Monday to Friday from 6:00 a.m. to 12:00 a.m., Saturday from 8:00 a.m. to 1:00 a.m., and Sunday from 8:00 a.m. to 11:00 p.m.
- Staff: 15 employees
- Parking: There are 44 parking spaces available.
- Sale of Alcohol: The facility includes a “bar” component but sells more food than alcohol and therefore, is classified as a restaurant. Section 1.56(3a) of the Zoning Code requires a minimum separation requirement of 300’ from the property line of any church, school, public owned property, and residences. There are none of these land uses within the above radius (measured door to door from church, or hospital; measured lot line to lot line for schools).
- The last conditional use permit approved for the sale of alcoholic beverages at this location was on March 24, 2025 for a period of 2 years.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (5) legal notices to the surrounding property owners.

In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Approval for 2-year permit to continue to assess this business.
- Must comply with all City Codes (Building, Fire, Health, Sign Codes, etc.)
- Must comply with TABC requirements
- Must submit alcohol and food sales reports quarterly
- CUP is not transferable to others
- Hours of Operation are the following: Monday to Friday from 6:00 a.m. to 12:00 a.m., Saturday from 8:00 a.m. to 1:00 a.m., and Sunday from 8:00 a.m. to 11:00 p.m.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

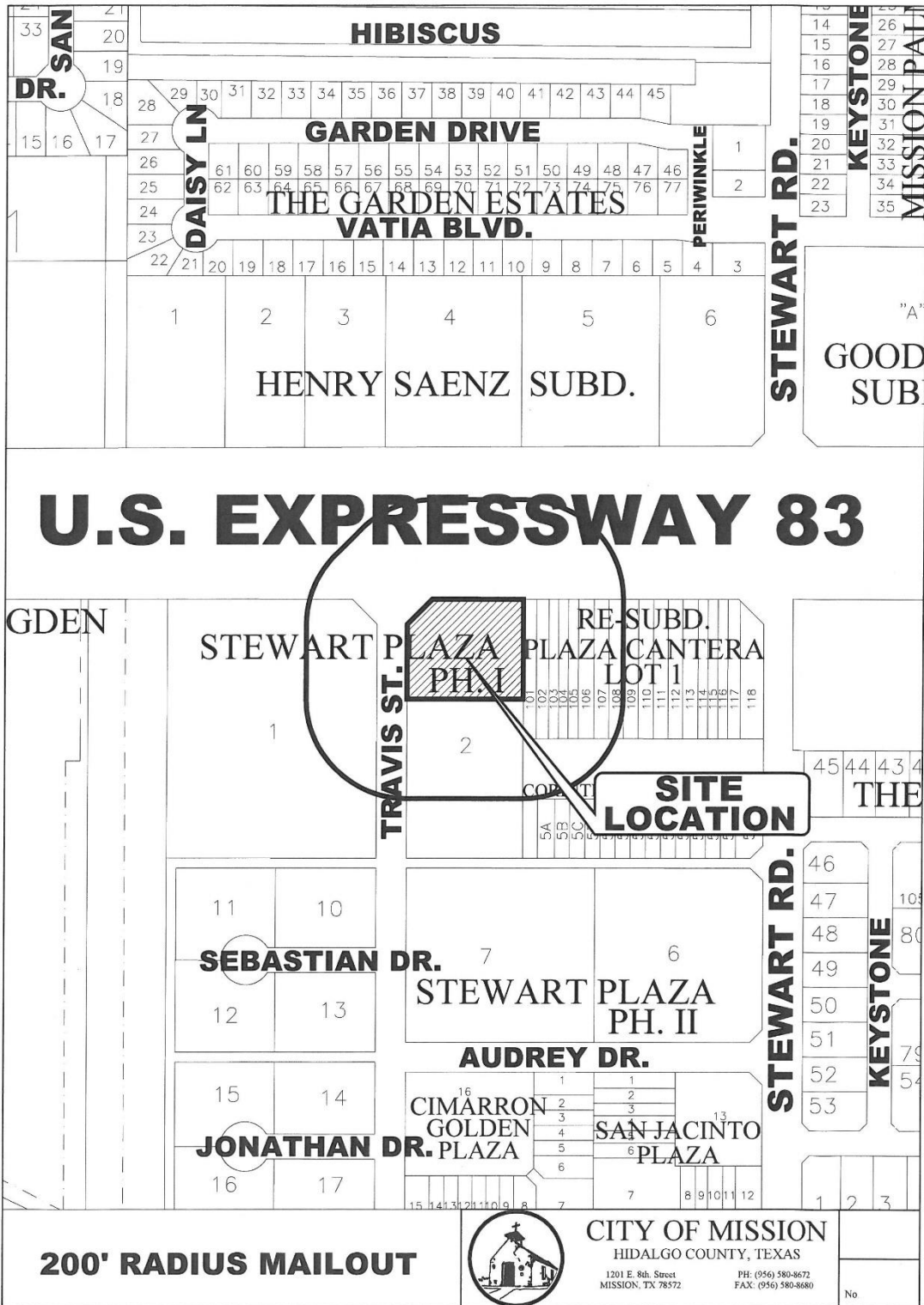
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

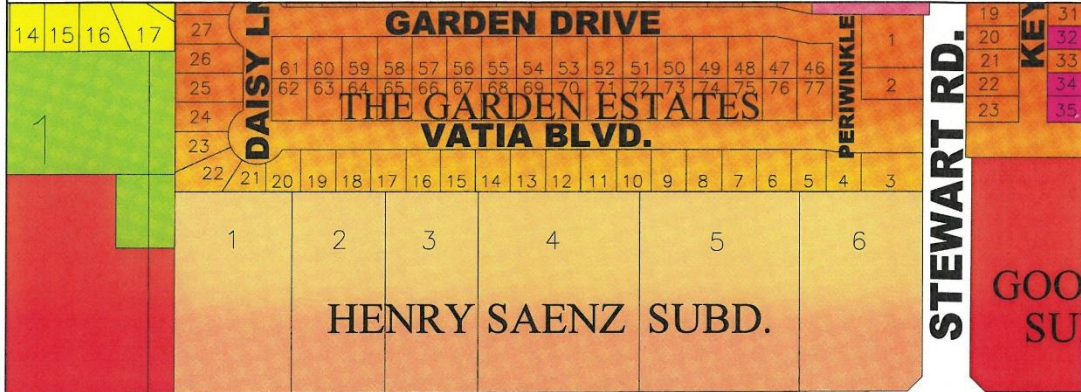
VICINITY MAP



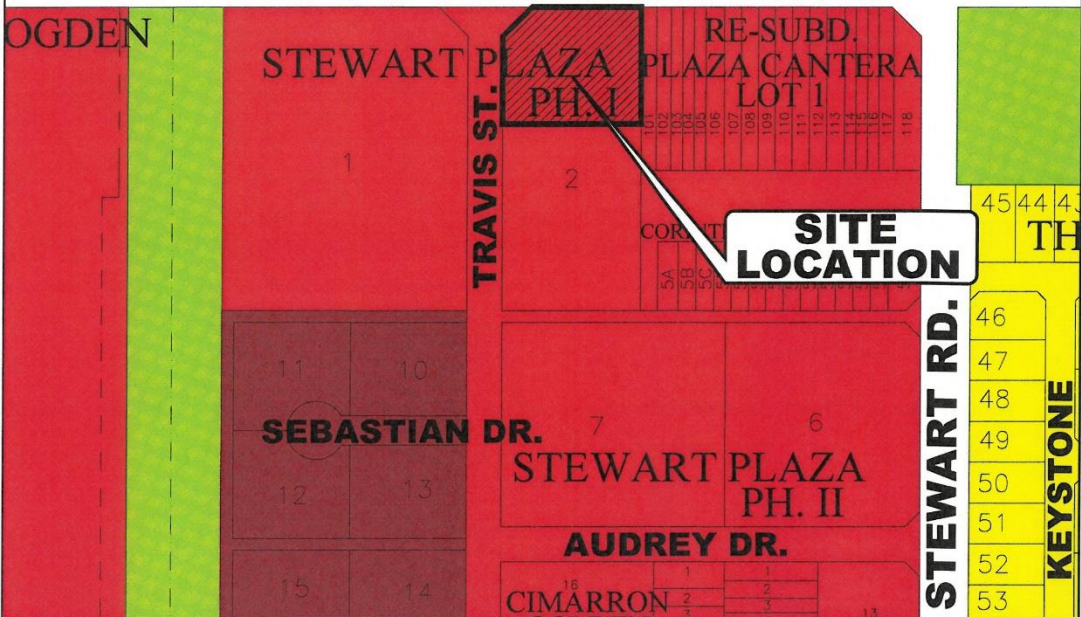
ARIEL MAP



ZONING MAP



U.S. EXPRESSWAY 83



ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCTD HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

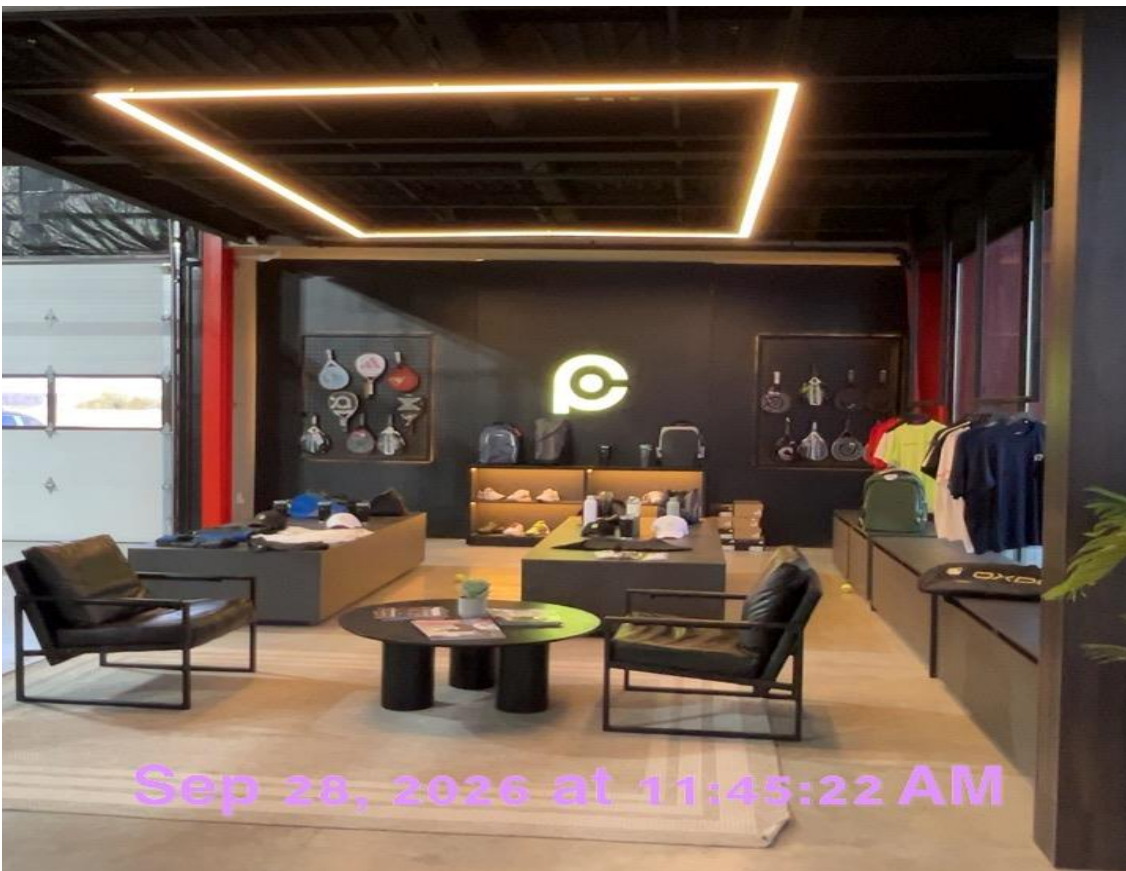
EXTERIOR PHOTOS



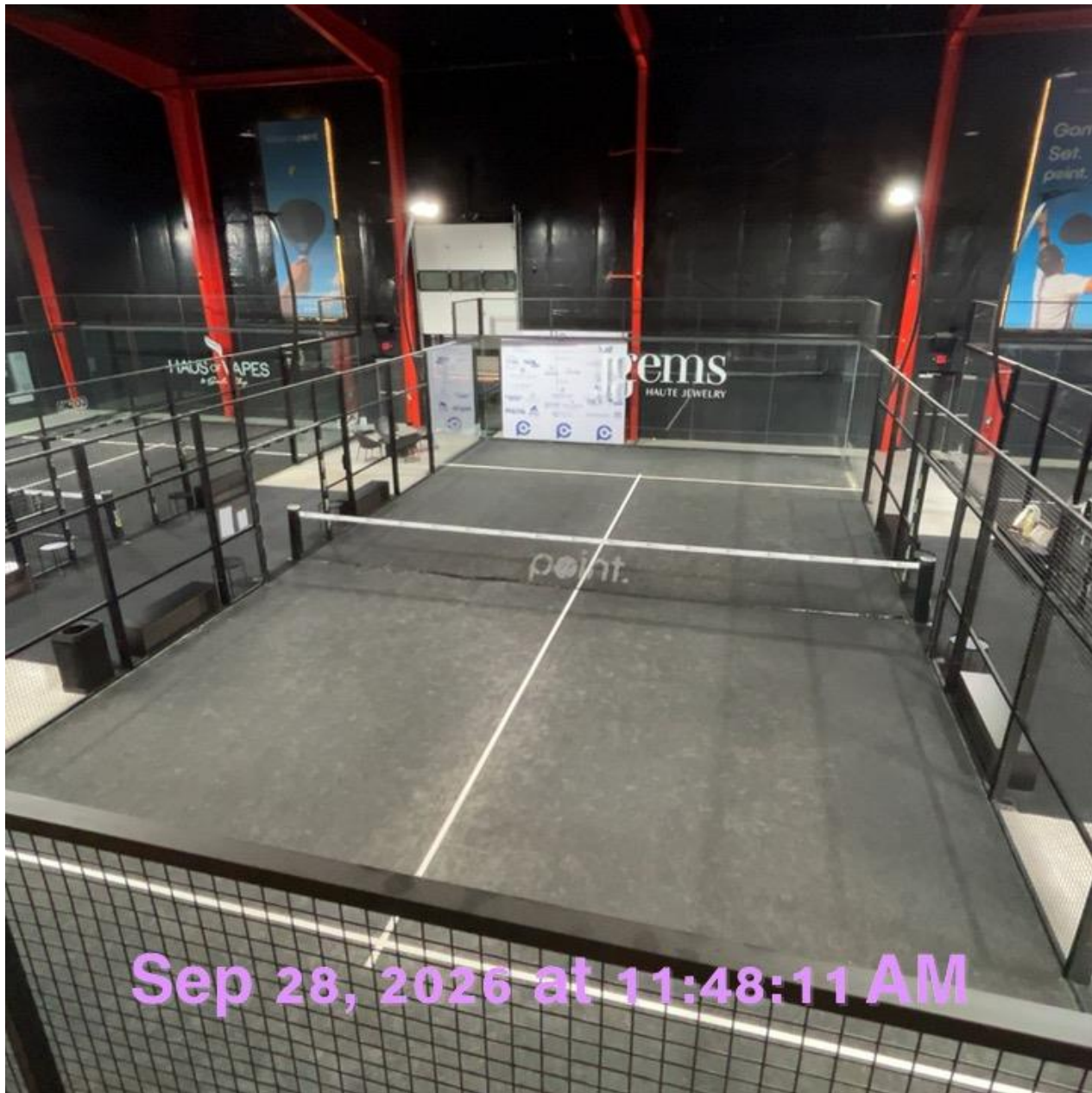
EXTERIOR PHOTOS



INTERIOR PHOTO



INTERIOR PHOTO



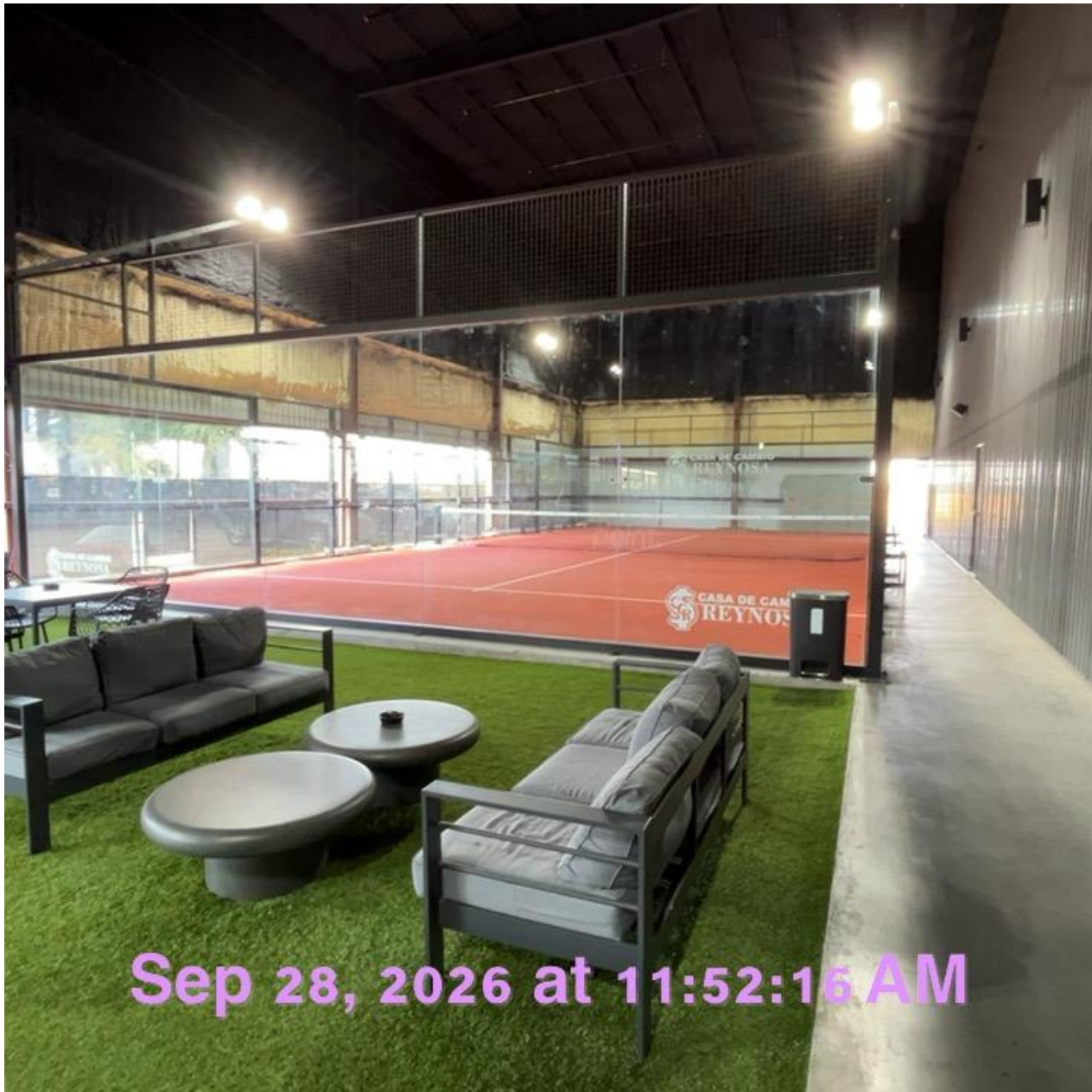
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INTERIOR PHOTO



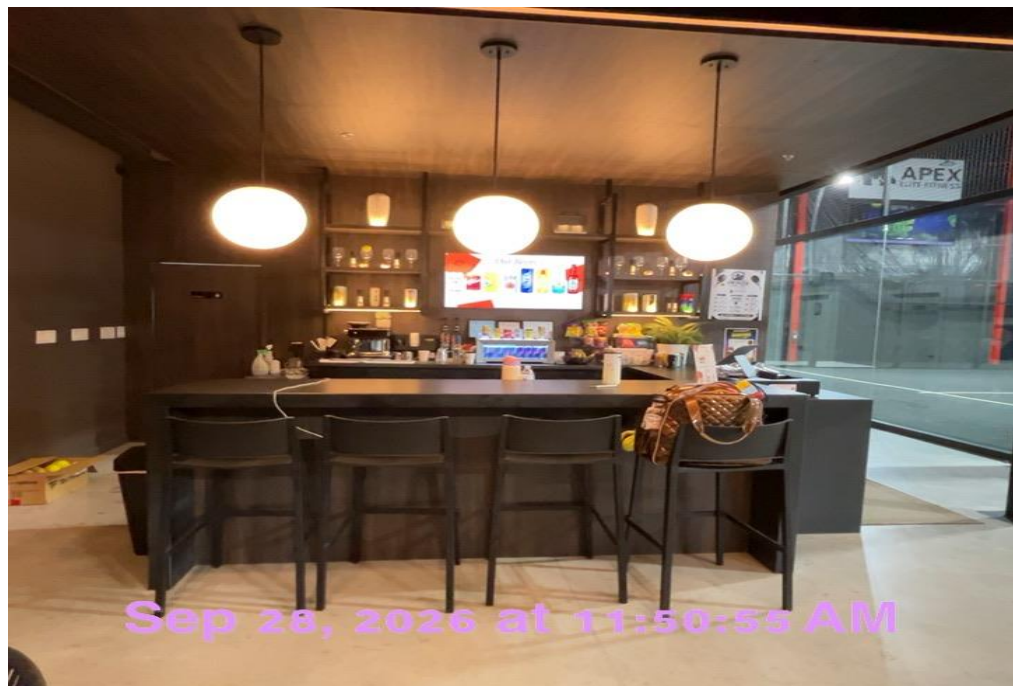
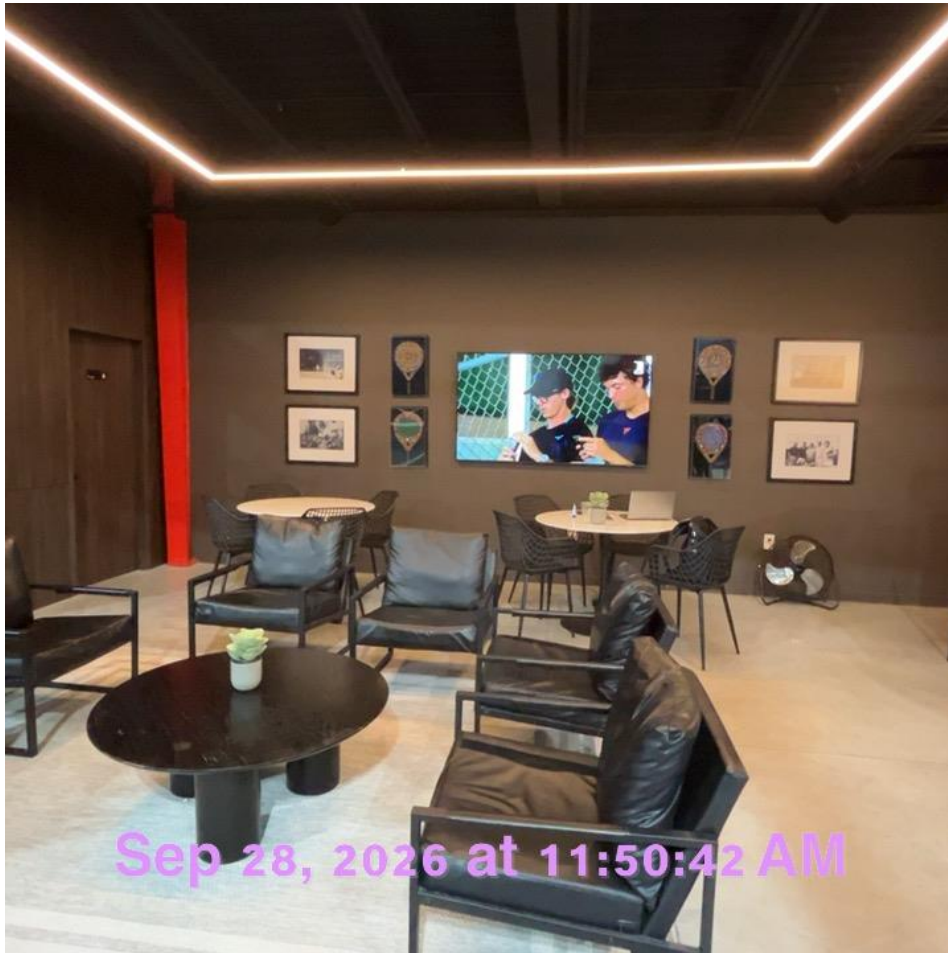
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INTERIOR PHOTO

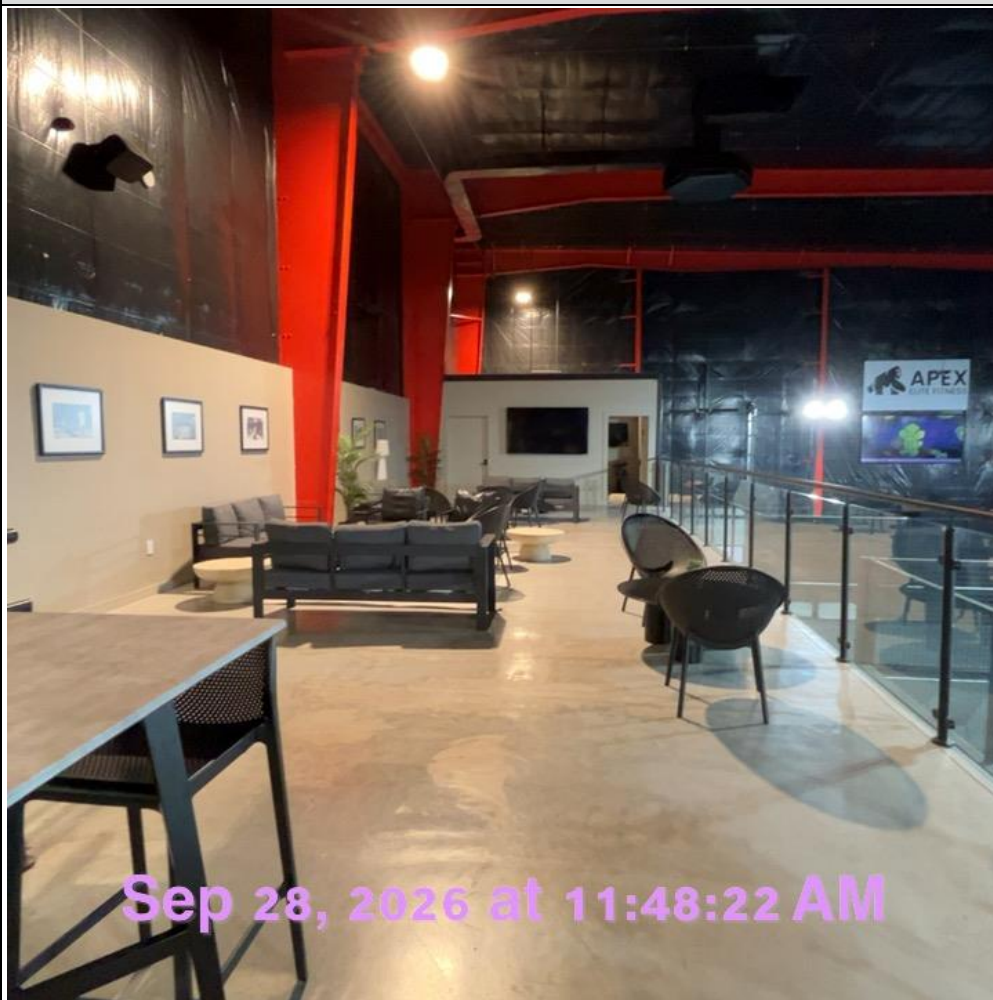


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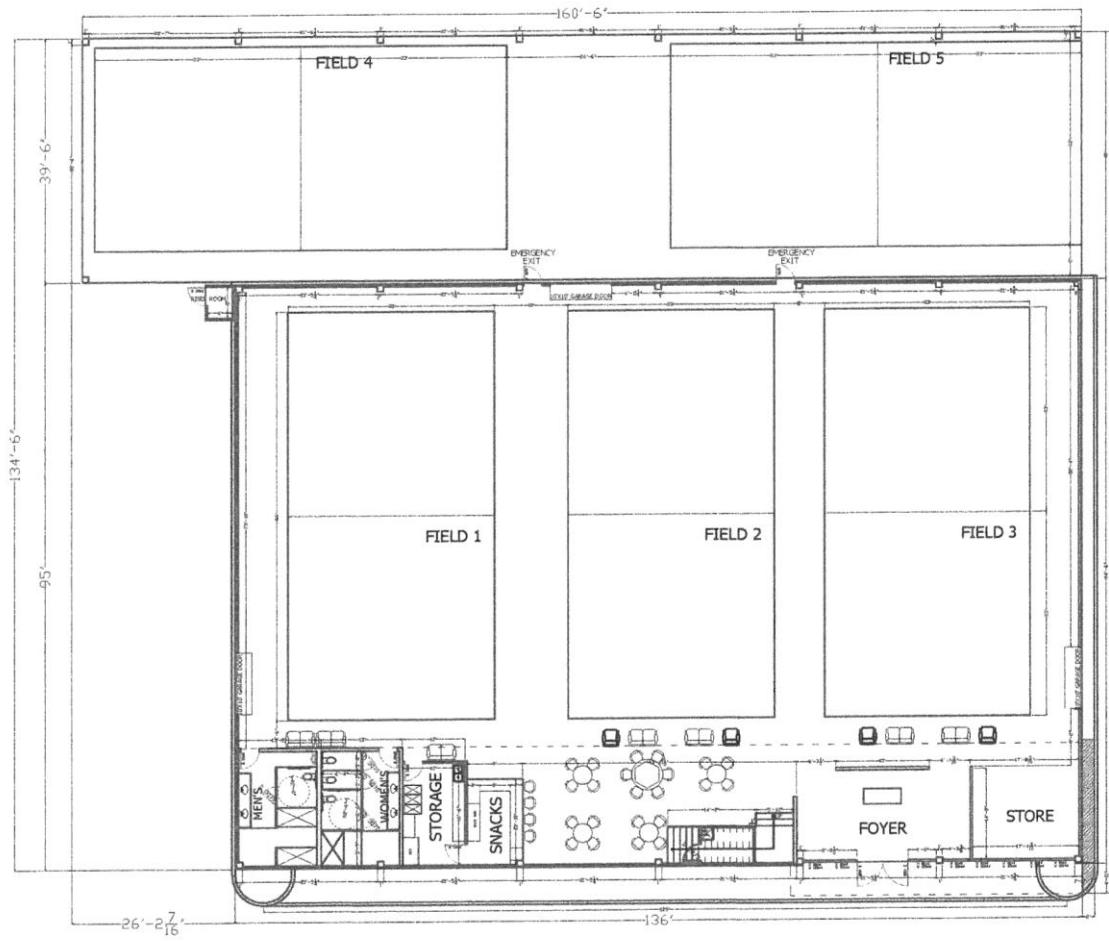
INTERIOR PHOTO – 1ST FLOOR



INTERIOR PHOTO – 2ND FLOOR

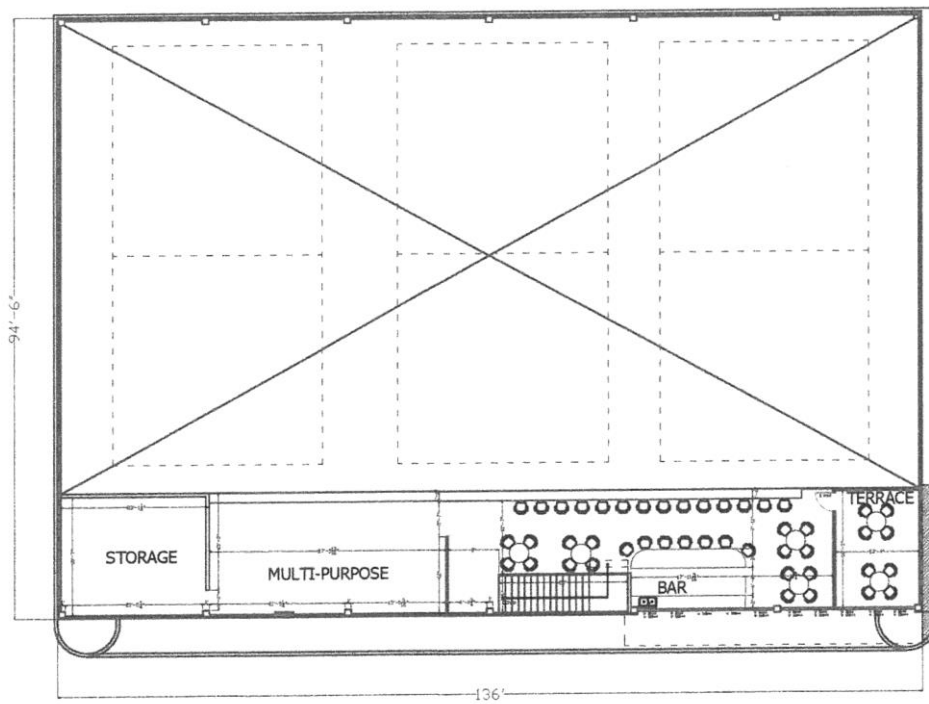


FLOOR PLAN



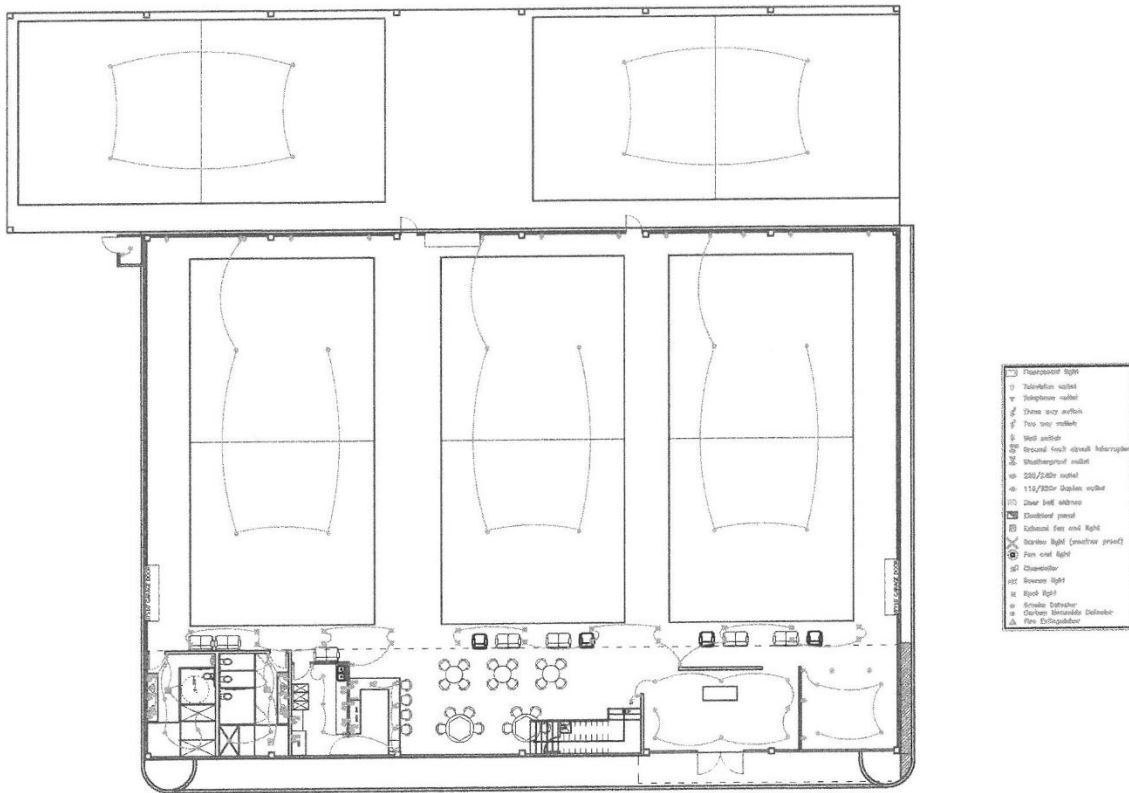
1 st. FLOOR

FLOOR PLAN

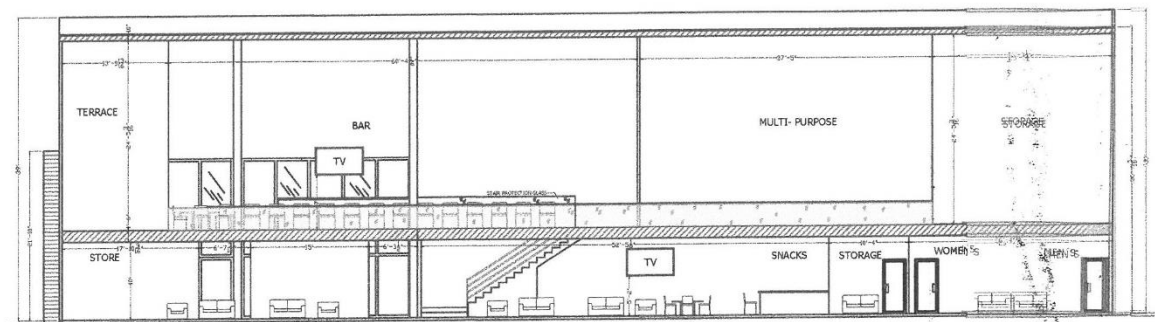


2 nd. FLOOR

FLOOR PLAN AND CROSS SECTION



1 st. FLOOR



SECTION A-A'

MENU

Breakfast MENU

Protein Shakes\$6.00

PB Choco Blast

Sasha fitness chocolate protein,
blueberry, banana, dates, peanut
butter & milk of choice

Berry Wave Boost

Sasha fitness Vanilla, blueberry,
strawberry, banana & milk of choice.

Espresso Rush

Sasha fitness chocolate protein,
banana, cinnamon, espresso.



Breakfast Eats\$5

Breakfast Sandwich

Spiral butter croissant,
smoked bacon, egg, & cheese

Croissant Ham, Cheese

Turkey, Pesto, & Swiss
Cheese Croissant

Spinach Feta Wrap.....\$6

Egg white, Spinach, Feta,
Tomato

Banana \$2



Food MENU

Snacks \$3.00

Chips Ahoy / Oreo
Famous Amais Cookies
M&M's / M&M's Peanut
Snickers
Granola Bar
Sour Punch Straws

Papas Mx\$2.50

Finger Food

Papas Mx Preparadas.....\$4.50

Mexican Chips of your Preference,
prepared with a special house mix

Pepino Loco\$7.00

Freshly cut cucumber, chamoy, lime,
golos, skwinkles, japanese peanuts

Charcuterie Chips\$10.00

Chips with castelvatrano olives, feta cheese,
prosciutto, parmigiano cheese & special sauces.



Court Side Eats

Cheese Pizza\$10

8 Slice Thin Crust Pizza

Pepperoni Pizza\$12

8 Slice Thin Crust Pizza



MENU

Tournament MENU

Smash Caprese\$10.00

Turkey, fresh mozzarella,
tomato, and pesto.

Turkey Melt \$10.00

Turkey, melted provolone,
& mustard (served hot)

Point Croissant\$10.00

Ham & Swiss Croissant

ChocoChip.....\$2.



All Sandwiches are served with chips,
jalapeños, & chipotle dressing

Refreshments & Coffee

Soft Drinks.....\$2.00

Coca Cola / Zero
Sprite
Fresca
Water.....\$1.50

Electrolytes.....\$3.00

Electrolit
Powerade / zero
Gatorade / zero

Energy Drinks.....\$4.00

Celsius
Redbull / Sugar Free
Rich AF.....\$4.50

Coffee Menu

Iced/Hot

Americano \$3.50

Latte/Cappucino \$5.00

Matcha \$5.00

Flavor Add-ons

Vanilla, Vanilla Sugar Free,
Caramel, Hazelnut

Milk

2% Lactose Free / Almond Milk
/ Oat milk

Tea\$4.50

Chamomile, Lavender, Green Tea



MENU

Drink MENU

Hydration Boost (non-alcoholic)

Agua Mineral Preparada\$6

Mineral Water, fresh cucumber,
lime, salt



DRINK PREPARADO

Michelada de la Casa\$10

Beer of your preference, prepared
with Point Padel's Special House Mix

Chelada de la Casa\$8

Beer of your preference, lime, and
salt

Seltzer Preparado\$10

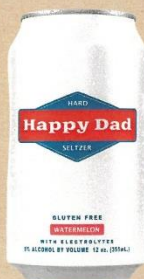
Seltzer of your preference, prepared
Point Padel style

Paloma Point Padel\$10

Topo chico Ranch Water, squirt,
lime, and salt



Our Seltzers

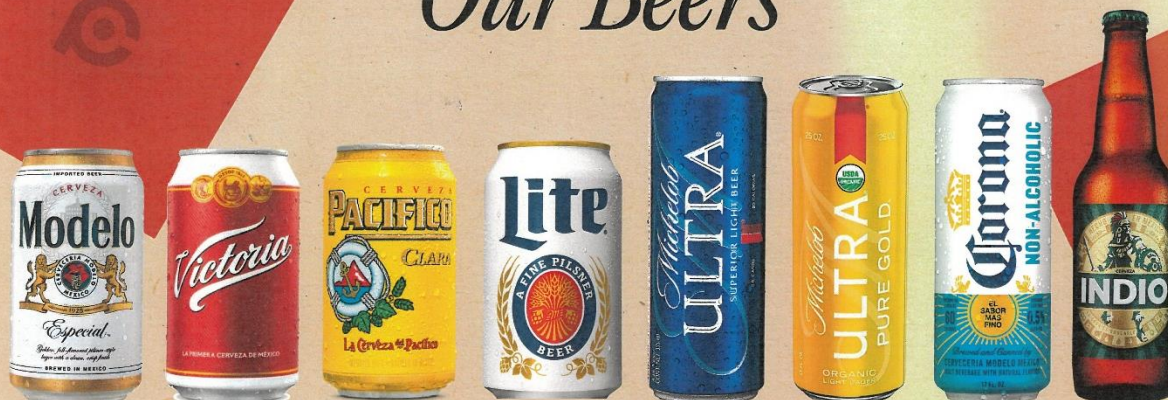


Different Flavors Available.....\$5

- White Claw
- Truly
- Topo Chico Seltzer
- Ranch Water Topo Chico
- Happy Dad / Happy Mom

MENU

Our Beers



Beers Available.....\$5

- Modelo
- Victoria
- Pacifico
- Indio
- Miller Lite
- Michelob Ultra
- Michelob Gold
- Corona Non-Alcoholic

Wine Menú



BY THE GLASS

Austin Hope Paso Robles.....	\$12
Bonanza	\$10
Castello del Poggio.....	\$10
Chardonnay Paso Robles	\$10

BY THE BOTTLE

Austin Hope.....	\$75
Austin Hope Paso Robles	\$45
Bonanza	\$40
Castello de Poggio.....	\$35
Caymus Vineyard	\$120
Paso Robles Chardonnay.....	\$40

TABC APPLICATION



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Supporting Businesses and Protecting Texans

**Required
Certifications**

Join TABC in the fight against human trafficking

L-CERT (3/2026)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.3. This Required Certifications form must be submitted with your Initial Application form.
Contact your local TABC office for assistance.

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.)			
Point Padel Club, LLC			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.)			
Jesus Antonio Guerra Jr			
3. Type of Owner			
☐ Corporation	☒ Limited Liability Company	☐ Partnership	
☐ Limited Partnership	☐ Limited Liability Partnership	☐ Other: _____	
4. Location Address			
1508 E Expressway 83			
City	County	State	Zip Code
Mission	Hidalgo	TX	78572
5. Mailing Address			
2701 Brock St			
City	County	State	Zip Code
Mission	Hidalgo	TX	78572
6. Business Telephone Number	Alternate Telephone Number	E-mail Address	
(956)-888-4422		pointpadelclub@gmail.com	
7. Application for:			
☒ Original	☐ Reinstatement	License/Permit Number	☐ Reinstatement and Change of Trade Name
	☐ Change of Location	License/Permit Number	☐ Change of Location and Trade Name
8A. Type of Off-Premise Retailer License/Permit:			
☐ BF Retail Dealer's Off-Premise License	☐ E Local Cartage Permit	☐ P Package Store Permit	
☐ BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐ ET Third-Party Local Cartage Permit	☐ Q Wine Only Package Store	
☐ LP Local Distributor's Permit			
8B. Type of On-Premise Retailer License/Permit			
☐ BE Retail Dealer's On-Premise License	☐ E Local Cartage Permit	☒ MB Mixed Beverage	
☐ BG Wine and Malt Beverage Retail Dealer's On-Premise Permit	☐ FB Food and Beverage Certificate	☐ WP Waterpark Permit	
☐ BP Brewpub License	☒ LH Late Hours Certificate		
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit			
☐ BB General Distributor's License	☐ D Distillers and Rectifiers Permit - allows on-premise consumption	☐ S Nonresident Seller's Permit	
☐ BC Branch Distributor's License	☐ DS Out-of-State Winery Direct Shipper's Permit	☐ SD Brewer's Self-Distribution License	
☐ BN Nonresident Brewer's License	☐ G Winery - allows on-premise consumption	☐ W Wholesaler's Permit	
☐ BW Brewer's License	☐ J Bonded Warehouse	☐ X General Class B Wholesaler Permit	
☐ JD Bonded Warehouse (Dry Area)			
9. For On or Off-Premise Applicants, Indicate Primary Business Type at this Location			
☐ Bar	☐ Grocery/Market	☐ Package Store	☐ Sexually Oriented
☐ Civic Center	☐ Hotel	☐ Public Entertainment Fac. (PEF as defined in Sec. 108.73)	☒ Sporting Arena
☐ Convenience Store	☐ Motel	☐ Racetrack	
☐ Delivery Company	☐ Movie Theater	☐ Restaurant	

TABC APPLICATION

Trade Name: _____ Point Padel Club, LLC

Location Address: 1508 E Expressway 83 City: Mission County: Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ BF	The legal sale of malt beverages for off-premise consumption only ☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
☐ BF, BQ, Q	The legal sale of malt beverages and wine for off-premise consumption only
☐ BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐ MB	Mixed Beverage Permit
☐ MB/FB	Mixed Beverage Restaurant Permit with required Food and Beverage Certificate
☐ BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit
☐ BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
☐ BE*	Retail Dealer's On-Premise License
☐ BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	☐ greater than 5% alcohol by volume OR ☐ 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: ☐ legal sale of malt beverage/wine (17%) on-premise OR ☐ legal sale of malt beverage/wine (14%) on-premise

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

I hereby certify on this _____ day of _____, 20____, that one of the below is correct:

☐	The governing body of this city or county has by ordinance or order authorized the sale of mixed beverages between midnight and 2:00 A.M.;
OR	
☐	The governing body of this city or county has by ordinance or order authorized the sale of malt beverage between midnight and _____ A.M.;
OR	
☐	The population of the city or county where premises are located was 500,000 or more according to the 24 th Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020;
OR	
☐	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

SALES REPORT

Point Padel Club - Snack Bar Sales 1/1/2026 - 9/28/2026

Category	Net Sales	Taxes
Food & Refreshments	\$58,677.98	\$4,858.90
Tournament Food	\$456.76	\$37.64
Snacks	\$5,752.53	\$477.84
Beers	\$35,426.45	\$2,921.60
Seltzers	\$1,411.34	\$116.16
Wine By the Bottle	\$684.77	\$56.53
Wine By the Glass	\$600.28	\$49.43
	\$103,010.11	\$8,518.10

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
686778	MGV INVESTMENT GROUP LLC	4712 VERMONT AVE	MCALLEN	TX	78503-7318
686762	GRAM ENTERPRISES LTD	10213 N BENTSEN RD	MCALLEN	TX	78504-6089
686779	BLUE SUNRISE INVESTMENTS LLC	312 W NOLANA LOOP	PHARR	TX	78577-8396
686765	LESKKO REAL ESTATE INVESTORS LTD	1205 TRAVIS STREET	MISSION	TX	78572-2033
686763	MGV INVESTMENT GROUP LLC	4712 VERMONT AVE	MCALLEN	TX	78503-7318